

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20177-7000
703/777-0246 • Fax 703/777-0441

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE
REQUEST TO WAIVE PRE-APPLICATION CONFERENCE



Applicant PLSA, LLC Phone _____
Applicant's Address 19719 Willowdale Pl, Ashburn, VA 20147
Representative (Contact Person) Linda Erbs Phone 703-850-3641
Representative's Company Lauer Commercial email linda@lauercommercial.co
Representative's Address 1899 Preston White Dr, Reston, VA 20191
Current Property Owner PLSA, LLC
Owner's Address Same as above
Project MCPI # (Map Cell Parcel Indicator #) 273-16-8518
Proposed Application: Rezone property from AR-1 to RC.

Project Location 19227 James Monroe Hwy, Leesburg, VA
Existing Zoning AR-1 Project Acreage 12.5 Acres Election District Catoctin

Proposed Application Type:

Zoning Map Amendment (ZMAP)

Zoning Concept Plan Amendment (ZCPA)

Zoning Ordinance Modification (ZMOD)

Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)

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Special Exception (SPEX)

Minor Special Exception (SPMI)

Sign Development Plan (SIDP/SPMI)

Commission Permit (CMPT)

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PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION
TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

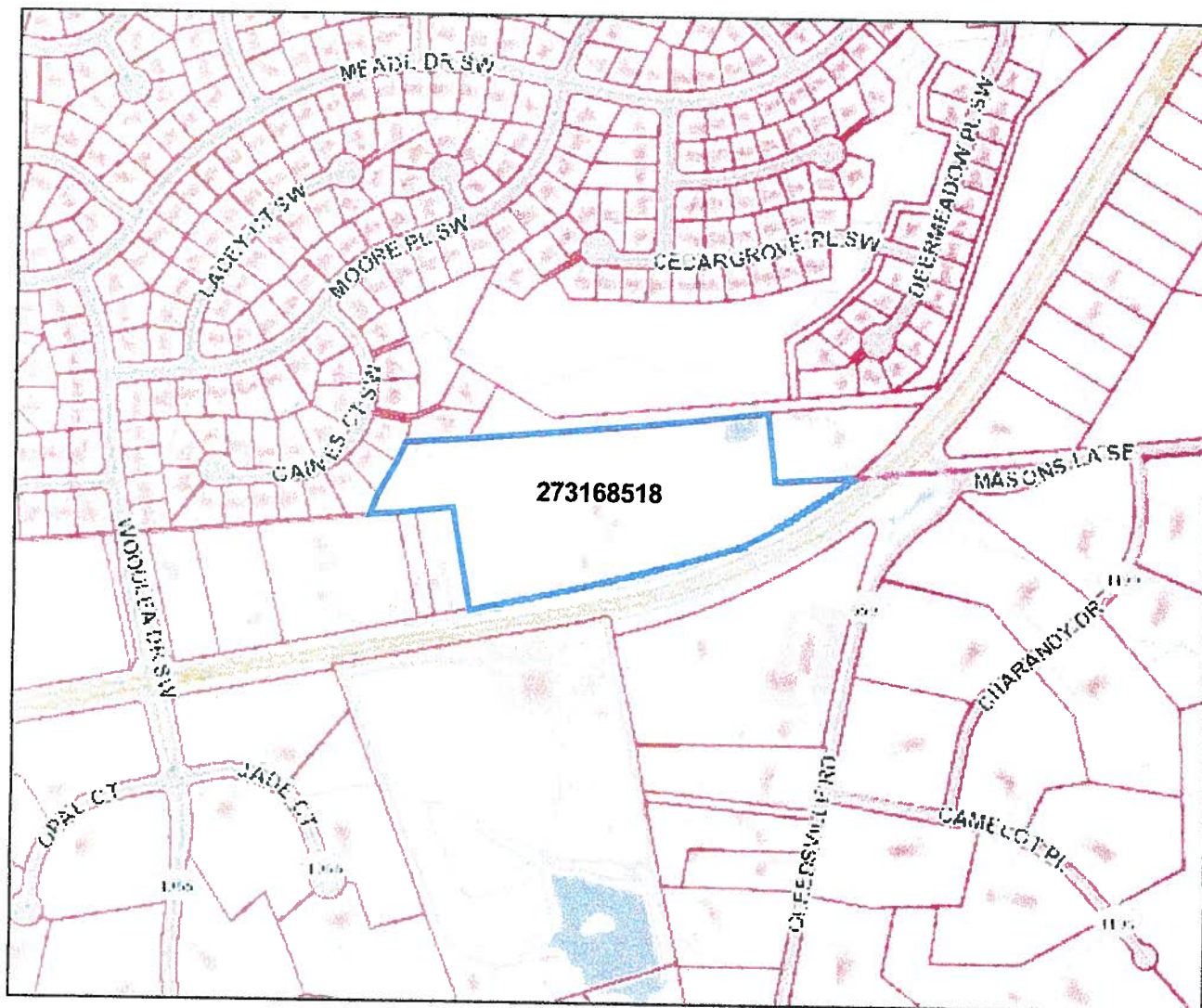
Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

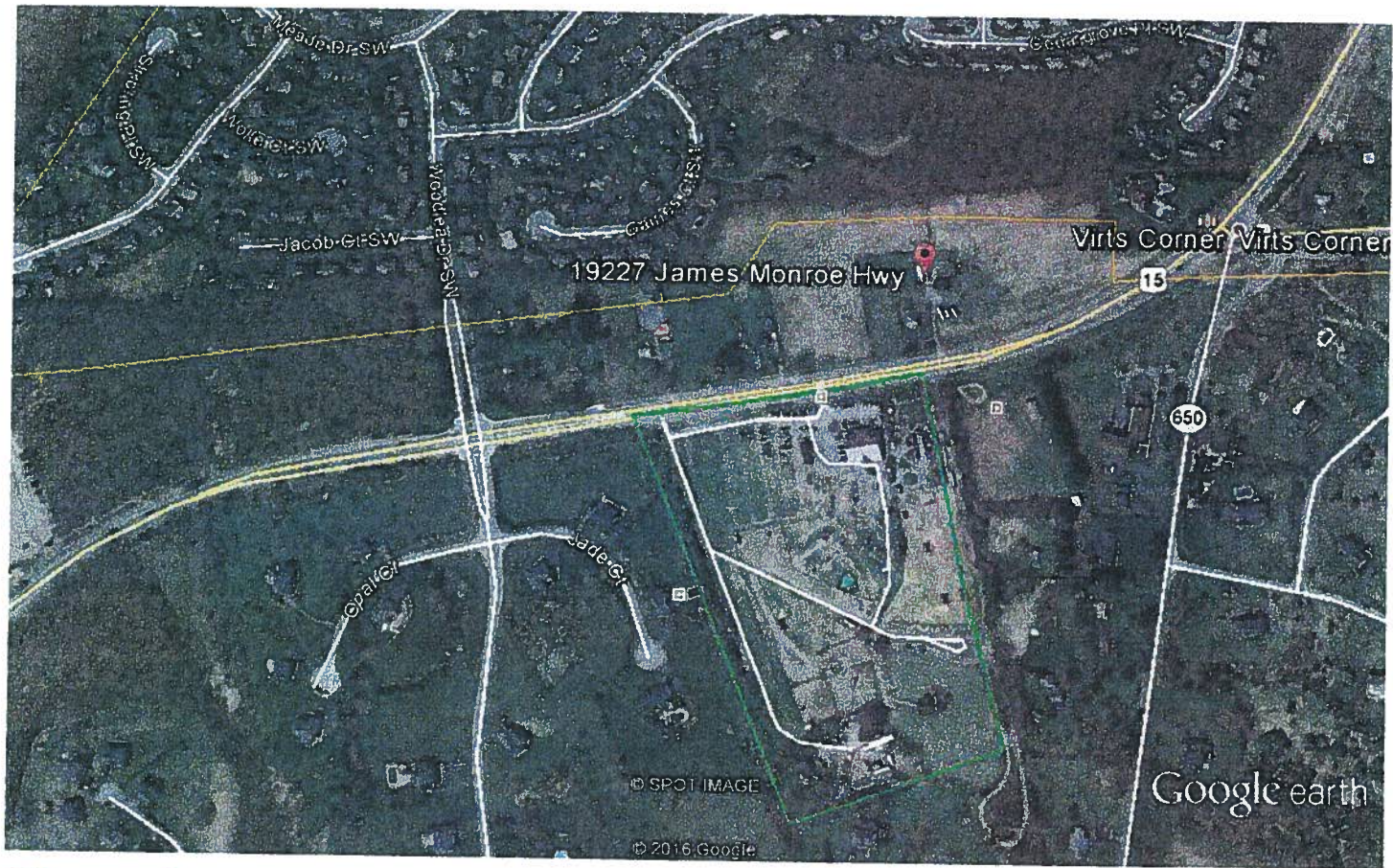
Applicant's Signature DP - clavares Date 02/11/2016

Tuesday, February 9, 2016

**Loudoun County, Virginia**www.loudoun.gov

(map not to scale)





Google earth

feet
meters

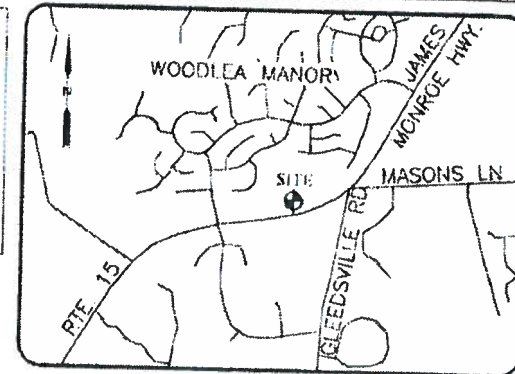


NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY ON OCTOBER 22, 2014
2. NO TITLE REPORT WAS FURNISHED.
3. EASEMENTS MAY EXIST OTHER THAN SHOWN
4. NON RECORDED EASEMENTS MAY EXIST
5. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE HAZARD "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51107C0230D; DATED JULY 5, 2001.

ADJOINER INFORMATION (N/E)

NAME:	PID:	INST.:
1. GEORGE A. JR. AND TAMARA H. WAGNER	274-46-1690-000	201011290075679
2. GEORGE A. JR. AND TAMARA H. WAGNER	274-46-0886-000	201011290075679
3. JVR INVESTMENTS, LLC	274-45-8886-000	200508080087992
4. JEFFREY S. AND LAURA J. MEYERS	273-15-9917-000	1877-1471
5. DOUGLAS S. AND STEPHANIE R. DEWAN	273-16-0623-000	200308200108181
6. DOUGLAS A. AND DEBORAH A. STUCK	273-16-1032-000	201309130075665
7. MARK G. AND JULIA G. MANSON	273-16-2736-000	1879-219
8. WOODLEA MANOR CONSERVANCY	273-16-5237-000	682-717
9. DARRELL S. LUNGEFORD	273-17-5133-000	201407220039772



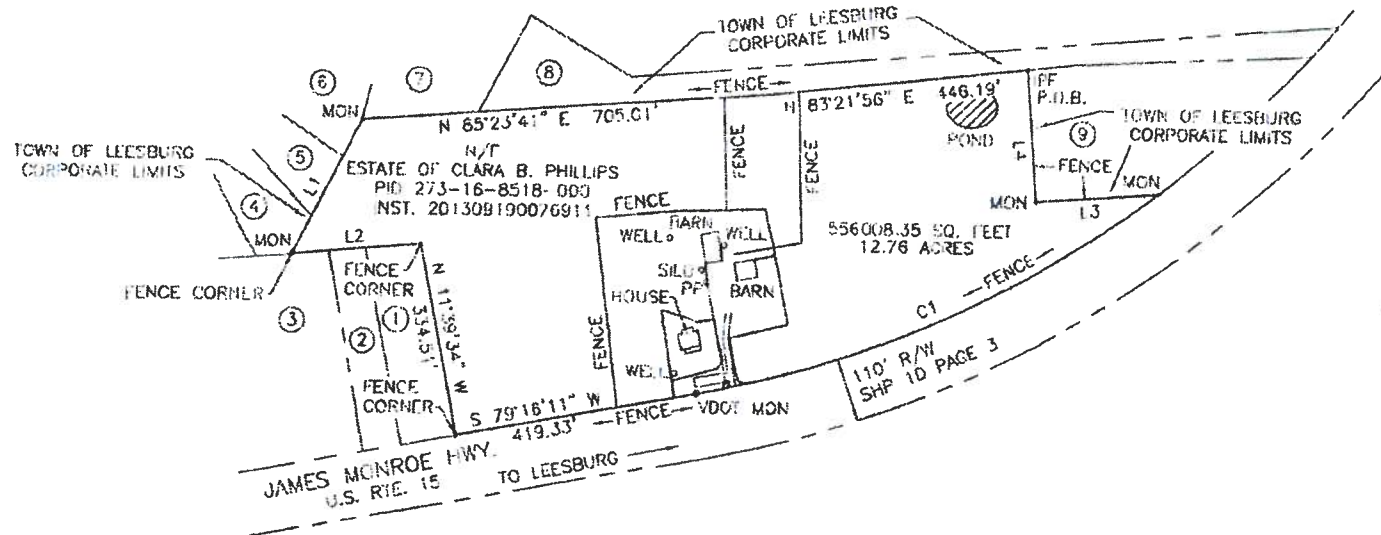
VICINITY MAP
1" = 2000'

LEGEND

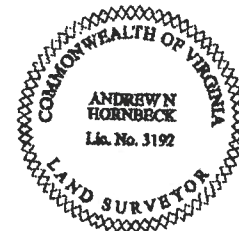
MON = CONCRETE MONUMENT FOUND
PF = UTILITY POLE
P.O.B. = POINT OF BEGINNING
IPE = IRON PIPE FOUND

ADJOINING PROPERTY ---
SUBJECT BOUNDARY ---
FENCELINE ---

LINE	BEARING	DISTANCE
L1	N 26°57'43" E	262.68'
L2	S 84°38'21" W	224.16'
L3	N 85°15'20" E	214.67'
L4	S 04°54'19" E	229.33'



0 200 400
SCALE 1"=200'



ANDREW HORNBECK, LS #3192
10/22/2014

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1854.86'	881.79'	873.91'	S 65°39'02" W	27°14'17"

BOUNDARY SURVEY
on the lands of
ESTATE OF CLARA B. PHILLIPS
PID 273-16-8518-000
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE 1"=200' OCTOBER 22, 2014

DATE:

REVISIONS:

MERESTONE GEOMATICS, LLC
LAND SURVEYING
9404 SECCA DR., FREDERICKSBURG, VA 22407
540-877-8722
WWW.MERESTONEGEOMATICS.COM

DATE:
10/22/2014

BOUNDARY
SURVEY

SURVEY: ANH
DRAWN: ANH
CHECKED: NMH
JN: 2014-1077
SCALE: 1" = 200'

SHEET
1 OF 1



PRE-APPLICAATION MATERIALS AND REQUIRED INFORMATION

19227 JAMES MONROE HIGHWAY
LEESBURG, VA

1. Please see attached locational maps for the subject site.
2. This project proposes a rezoning from AR-1 to RC with an accompanying special exception application to allow for the development of commercial uses on the property. The uses proposed for the site include a gas station with a convenience store, a drive-through restaurant and a bank/financial institution.
3. There are no known environmental or topographical features on the property. There are existing structures that include a residential home, barn and metal shed.
4. The proposed land use plan that depicts the location of the buildings associated with the proposed uses is attached.
5. Issues to be discussed at the Pre-Application Conference:
 - a. Conformance to the Revised General Plan.
 - b. Potential transportation/entrance improvements associated with the uses;
 - c. Will the County object to the extension of the Town of Leesburg's utilities to serve this site?
 - d. May the applicant incorporate flexibility into the application/concept plan to address market conditions at the time of site plan? For example, eliminate the gas pumps but retain the convenience store or use this pad site for another retail use such as a drug store. If this is possible, how should the application address this flexibility?
 - e. Issues identified by the County staff or other agencies to assist the applicant in preparing the rezoning application.